

\$399,000 - 3604 17 Avenue, Edmonton

MLS® #E4434284

\$399,000

3 Bedroom, 3.00 Bathroom, 950 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to this BEAUTIFULLY UPDATED home W/ PERMITTED BSMNT SUITE in South Edmonton! Perfect for FAMILIES or savvy INVESTORS! Featuring 3 BEDS + DEN, THREE 4-PC BATH, 2 KITCHENS, & SEPARATE ENTRANCE to the BSMT - over 1,820 SQFT on 4 levels! The main level boasts a bright, open layout, complemented by FRESH PAINT & NEW FLOORNG. The 3 MODERNIZED FULL BATH are stylish & functional; efficient kitchen has STAINLESS STEEL APPLNCES; while the FULLY PERMITTED BSMNT SUITE comes complete w/ its OWN KITCHEN & A SEPARATE WALK UP ENTRANCE, offering fantastic RENTAL potential! Situated on a MASSIVE CORNER LOT, FULLY FENCED W/ GATES, it provides ample outdoor space, a DETCHD SINGLE OVRsze GRGE, & tons of extra parkingâ€”perfect for guests, tenants, or a growing vehicle collection. Additional highlights include a RECENTLY REPLACED ROOF (house 2022), HRV, PATIO, giving peace of mind & adding value for yrs to come. Donâ€™t miss this incredible opportunity to own a MOVE-IN READY home w/ INCOME potential in a PRIME LOCATION!



Built in 1979

Essential Information

MLS® #	E4434284
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	950
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	3604 17 Avenue
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2N6

Amenities

Amenities	Crawl Space, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Walk-up Basement, HRV System
Parking Spaces	2
Parking	Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Daly Grove School
Middle	T.D. Baker School/MCS
High	W.P. Wagner School/Holy Tr

Additional Information

Date Listed	May 3rd, 2025
Days on Market	6
Zoning	Zone 29

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